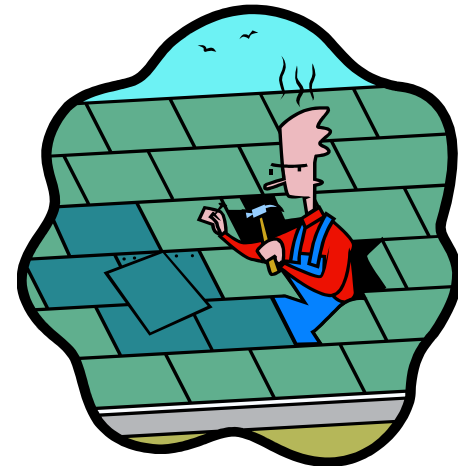




Solutions, Inc.

Homeowner Opportunity Program (HOP)

Homeownership Guide *“Home Maintenance/Repairs”*





HOP HOMEOWNERSHIP GUIDE

“Home Maintenance/Repairs”

- A. Maintenance and Repairs
- B. Seasonal Checklist
- C. Energy Conservation



Maintenance/Repairs

❑ Maintenance and Repairs

- As a homeowner you will be responsible for general home repairs and maintenance, appliance repairs, painting, roof repair, plumbing and heating repairs, yard maintenance and the appearance of the home.
 - ✓ Hire a Contractor
 - ✓ Do-It-Yourself
- Attention to regular maintenance can often help you avoid repairs, and prompt repairs can help you avoid more costly disasters.

Do-It-Yourself Repairs

You won't need many tools or much experience to do many basic home repairs yourself — and you'll find you can save literally hundreds of dollars a year!

Here is a list of tools:

- ✓ Hammer
- ✓ Straight-blade and Phillips screwdriver (or a combination screwdriver with interchangeable tips)
- ✓ Slip-joint pliers
- ✓ Handsaw
- ✓ Wall scraper
- ✓ Tape measure
- ✓ Flashlight
- ✓ Plunger (one each for both sinks and toilets)

Hiring a Contractor

The do-it-yourself approach is good as far as it goes, but sooner or later, you'll undoubtedly need to hire an expert.

Use the following guidelines:

- ✓ Interview several contractors
- ✓ Ask for references and check them
- ✓ Get cost estimates
- ✓ Create a contract
- ✓ Specify job to be performed
 - When payments are due
 - Responsible parties
 - etc.....

Homes Maintenance/Repairs

☐ **Everyday Maintenance/Repairs**

- ✓ Toilet Repair
- ✓ Water Heater Maintenance
- ✓ Heating/Cooling System Maintenance
- ✓ Closet Door Repair
- ✓ Window Screen Repair
- ✓ Drywall Repair
- ✓ Paint Stuck Window



☐ ***Healthy Homes Maintenance Checklist***

- ✓ Yard & Exterior
- ✓ Basement & Crawlspace
- ✓ Interior Walls, Ceilings, Windows, Doors
- ✓ Appliances
- ✓ HVAC Equipment – Replace Filters
- ✓ Electrical Equipment
- ✓ Garage
- ✓ Attic
- ✓ Exterior Roof, Walls, Windows
- ✓ Plumbing, Fixtures and Appliances

Energy Conservation

Cost-Effective Energy

- ☐ There are many low-cost ways to improve the energy efficiency of a home that doesn't require specialized skills.
- ☐ Right in your own home, you have the power to save money on utility bills and energy with the following programs and/or services.
 - Solar Energy
 - Energy Conservation Loan Program (ECL)
 - Home Energy Solutions Program
 - Look for the ENERGY STAR label on light bulbs, home appliances, electronics, and other products. ENERGY STAR products meet strict efficiency guidelines.
- ☐ All appliances on project homes are Energy Star certified.

For more information contact your local utility or state agencies for energy-savings tips to your geographical area.

Tips to Save Energy Today



☐ **Easy low-cost and no-cost ways to conserve energy.**

- Install a programmable thermostat to lower utility bills and manage your heating and cooling systems efficiently.
- Air dry dishes instead of using your dishwasher's drying cycle.
- Turn things off when you are not in the room such as lights, TVs, entertainment systems, and your computer and monitor.
- Plug home electronics, such as TVs and DVD players, into power strips; turn the power strips off when the equipment is not in use – TVs and DVDs in standby mode still use several watts of power.
- Lower the thermostat on your water heater to 120°F.
- Take short showers instead of baths and use low flow showerheads for additional savings.
- Wash only full loads of dishes and clothes.
- Check to see that windows and doors are closed when heating or cooling your home.

Build a New Home or Purchase an Existing Home



☐ **Lower Utility Bills**

By using less energy for heating, cooling, and water heating, ENERGY STAR certified homes deliver approximately 20% savings on annual utility bills. Over the seven to eight years that a typical family lives in a home, you can save thousands of dollars in maintenance cost.

☐ **Enhanced Performance**

In ENERGY STAR certified homes, comfort is ensured with consistent temperatures between and across rooms; indoor air quality is enhanced by reducing dust, pollen, bugs, and excessive humidity; and durability is improved with comprehensive water protection, windows that block damaging sunlight, and better grade equipment.

☐ **Environmental Protection**

The energy used in our homes often comes from the burning of fossil fuels at power plants. So, by using less energy to operate, ENERGY STAR certified homes help to prevent air pollution—an added benefit for today's environmentally-conscious consumer looking for "green" choices.



- Review handouts
 - Q&A

Maintenance/Repairs



References

- http://www.energystar.gov/index.cfm?c=next_generation.ng_qualified_new_homes&s=m
- <http://energy.gov/energysaver/articles/energy-savers-guide-tips-saving-money-and-energy-home>
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